

STATEMENT OF INTENT TO CONSTRUCT AN ACCESSORY BUILDING OR PRIVATE GARAGE

The Montgomery County Zoning Ordinance regulates the use of and the physical characteristics of accessory structures and private garages to promote health, safety and general welfare of the citizens of Montgomery County. Accessory buildings not exempt from the zoning ordinance are restricted to a gross floor area of twelve hundred (1200) square feet in area and height of eighteen (18) feet. In addition, accessory buildings built on private residential property are not to be used for commercial or industrial purposes such as an auto repair shop or truck terminal. **You must receive a special use permit from the board of zoning appeals (requires a public hearing) for a building exceeding the size and/or height limitations cited above. Also, a building proposed for commercial or industrial use must receive a rezoning or special use permit after a public hearing from the board of supervisors.**

Garage, private: Accessory buildings designed or used for storage of not more than three (3) automobiles, sport utility vehicles, or similar small trucks per dwelling unit served; such vehicles being owned or leased and used by the occupants of the principal building to which it is accessory; and with no facilities for mechanical service or repair of a commercial or public nature. On a lot occupied by a multiple-unit dwelling, the private garage may be designed and used for the storage of one and one-half (1.5) times as many automobiles as there are dwelling units. Maximum height and area shall be eighteen (18) feet and twelve hundred (1,200) square feet respectively unless authorized by special use permit.

Building, accessory: A subordinate building customarily incidental to and located upon the same lot occupied by the main structure or building. Garages or other accessory uses buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building.

Floor area, gross: The sum of the total horizontal areas of the several floors of all the buildings on a lot, measured from the interior faces of exterior walls. The term "floor area" shall include basements, elevator shafts and stairwells at each story, floor space for mechanical equipment with headroom of seven (7) feet or more, attic space, interior balconies and mezzanines. The term gross floor area shall not include cellars or outside balconies which do not exceed a projection of six (6) feet beyond the exterior walls of the building.

Height, building: The vertical distance measured from the adjoining grade at the front entrance of the building to the top of the building. The top of the building shall be defined as the highest point for flat roofs, and the average height between the eaves and the ridge for gable, hip, gambrel and other pitched roofs.

AFFIDAVIT

I, _____, hereby certify that my Building/Zoning Permit Application is for the construction of an accessory building or private garage as defined above. I also certify the dimensions of my building are not in excess of 1200 square feet total area as outlined below. In addition, I certify the height of my building is: _____ ft. and not higher than the 18 foot height limit as defined in the zoning ordinance.

Basement Level area	_____ ft. x _____ ft. or _____ square feet
First Floor area	_____ ft. x _____ ft. or _____ square feet
Second Floor area	_____ ft. x _____ ft. or _____ square feet
Total Area	_____ square feet

Signature of Owner or Authorized Agent

Date

State of Virginia: County of _____ to wit: Subscribed and sworn to before me this _____ day of _____, _____.

My commission expires _____, _____

Signature of Notary Public

Approved By:

Zoning Administrator

Date

Original to be filed with Building/Zoning Permit Application.